



General Assembly

February Session, 2008

Raised Bill No. 275

LCO No. 1554

* SB00275INS 031108 *

Referred to Committee on Insurance and Real Estate

Introduced by:
(INS)

AN ACT CONCERNING THE MARKETING AND SALE OF OUT-OF-STATE PROPERTY.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 20-329b of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2008*):

3 (a) Unless the method of disposition is adopted for the purpose of
4 the evasion of the provisions of sections [20-329a] 20-329b to 20-329m,
5 inclusive, as amended by this act, or the provisions of the federal
6 Interstate Land Sales Full Disclosure Act, said sections shall not apply
7 to: (1) The making of any offer or disposition of any subdivision or lot,
8 parcel, unit or interest in any subdivision (A) by a purchaser of any
9 subdivision lot, parcel or unit for the purchaser's own account in a
10 single or isolated transaction, (B) to any person who is engaged in the
11 business of the construction of residential, commercial or industrial
12 buildings, other than any lot, parcel, unit or interest in any
13 subdivision, for disposition, (C) pursuant to the order of any court in
14 this state, [or] (D) by any government or government agency, or (E) the
15 making of any offer or disposition of any improved land on which
16 there is a residential, commercial, condominium or industrial building,

17 or the sale or lease of land under a contract obligating the seller or
 18 lessor to erect such building thereon not later than two years from the
 19 date of the contract; (2) any offer or disposition of any evidence of
 20 indebtedness secured by way of any mortgage or deed of trust of real
 21 estate; (3) securities or units of interest issued by an investment trust
 22 regulated under the laws of this state; (4) cemetery lots; or (5) the
 23 leasing of apartments, offices or stores, or the leasing of similar space
 24 within any apartment building, commercial building or industrial
 25 building.

26 (b) The commission may from time to time, pursuant to regulations
 27 adopted by the Commissioner of Consumer Protection pursuant to
 28 chapter 54, with the advice and assistance of the commission, exempt
 29 any subdivision from any of the provisions of sections 20-329a to 20-
 30 329m, inclusive, if the commission finds that the enforcement of said
 31 sections, with respect to such subdivision or lots, parcels, units or
 32 interests in such subdivision, is not necessary in the public interest and
 33 for the protection of purchasers by reason of the small amount
 34 involved or the limited character of the offering, or because such
 35 property has been registered and approved pursuant to the laws of
 36 any other state.

37 (c) Any subdivision which has been registered under the federal
 38 Interstate Land Sales Full Disclosure Act shall be exempt from the
 39 provisions of section 20-329d, except for the narrative description of
 40 the promotional plan for the disposition of the subdivided lands and
 41 copies of all advertising material which has been prepared for public
 42 distribution by any means of communications, required under
 43 subdivision (2) of said section, upon the filing with the commission of
 44 a copy of an effective statement of record filed with the Secretary of
 45 Housing and Urban Development together with a filing fee of three
 46 hundred dollars for each subdivision covered by such effective
 47 statement of record. The fee for filing a consolidation or an additional
 48 number of lots not included in the initial filing shall be three hundred
 49 dollars.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2008</i>	20-329b
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INS *Joint Favorable*